

**Town of La Pointe Zoning
Town Plan Commission Special Meeting Minutes
November 16, 2012**

Town Plan Commission (TPC) Members Present: Ted Pallas, Chair, Charles Brummer, Vice-Chair, Suellen Soucek, Carey Baxter, Greg Thury, Larry Whalen (6).

Town Plan Commission members absent: Joan Martin (1).

Public Present: Mike Starck, Dave Thomas, Paul Brummer, Charlie Meech (4).

Town Staff Members Present: Jen Croonborg-Murphy, Zoning Administrator, Margaretta Kusch, ZCA (2).

I. Call to Order/Roll Call

Chair Pallas called the Meeting to order at 4:30 PM at the La Pointe Town Hall. Roll call reflected members present or absent as recorded above.

II. Public Comment

P. Brummer points out that the US Army Corps of Engineers has ceased issuing permits for disturbing wetlands at this time. He asks the Town Plan Commission to keep this in mind as they review the Craftivity, Inc. permit application.

III. Craftivity, Inc. land use application for three new seasonal student housing cabins at 978 Middle Rd., LP # 014-00178-0200

- **Compliance with Craftivity, Inc. Conditional Use Permit**
- **Compliance with Zoning Ordinance**

Regarding this application, at the last Town Plan Commission meeting, Chair Pallas moved *“that because this permit is incomplete, we need a proper plot plan showing all the wetland areas and boundaries and those boundaries need to be physically flagged. The six student cottages need to have a total of forty-two off-street parking spots as per Ordinance.”*

The Zoning Administrator reports that the wetland areas were physically flagged on 11/12/12 and a new plot plan has been submitted that shows those boundaries. The proposed buildings have been moved 5 feet to the west and 5 feet to the south so as not to be in wetlands. The waterline to the new buildings would be the only aspect of the project to have a wetlands impact. In addition, the parking needs discussion.

The Zoning Administrator adds, that, as was noted in Public Comment, the USA Corps of Engineers has halted issuing any permits for disturbance of wetlands. This means the applicant has the choice to designate an alternate water source for the new cabins, such as drilling a new well or connecting to the existing well.

Chair Pallas states that, the way he looks at the plot plan, there are six parking spots missing. He asks Mr. Meech why the six parking spots that have been X'd out aren't in front of the proposed cabins.

C. Meech responds that he doesn't see the six spots as missing; the spots that are X'd out are for the new cabins. He states that MISA wants to spread out over the property- they have a lot of space. The Conditional Use Permit doesn't specify where exactly they have to have their parking. It is all private land and they can arrange it as they see fit.

C. Baxter states his concern that the two spots in front of the “barn” and “milkhouse” are taking away parking from the main hub of the compound. Otherwise, he has no problems with the application

C. Meech reiterates that Craftivity's Conditional Use Permit doesn't say where the required parking has to be. MISA has space enough to add more if needed.

L. Whalen feels that Craftivity has met the criteria required of them at the previous meeting.

C. Baxter states that he would like to see signs designating the parking for the cottages as such.

Chair Pallas moves to approve this permit as laid out in this plan with the six parking spots that are X'd out proper signage designated for these cottages, four, five, and six. S. Soucek seconds. All in favor, 6 aye. Motion carries.

The Zoning Administrator asks if ramps and stairs are included when calculating building square footage. She notes that it hasn't been enforced consistently in the past.

Chair Pallas feels that they are not calculated.

S. Soucek feels that it should be consistent in the future.

C. Baxter suggests that when the Zoning Ordinance is next reviewed the issue should be clarified.

IV. Adjournment

G. Thury moves to adjourn. S. Soucek seconds. All in favor. Motion Carries. Meeting ends at 4:55 pm.

Town Plan Commission minutes respectfully submitted by Margareta Kusch, ZCA on Monday, November 19, 2012.

Town Plan Commission minutes approved as amended on Tuesday, November 20, 2012.